

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

May 20, 2010



FP 10-02: proposed Final Plat of Service Master RL Subdivision

SIZE AND LOCATION: 2.89 acres of land out of Zeno Phillips League, A-45 located at 1707 East 29th Street between Hollowhill Drive and Luza Street in Bryan, Brazos County, Texas

EXISTING LAND USE: pest control company retail and warehouse buildings

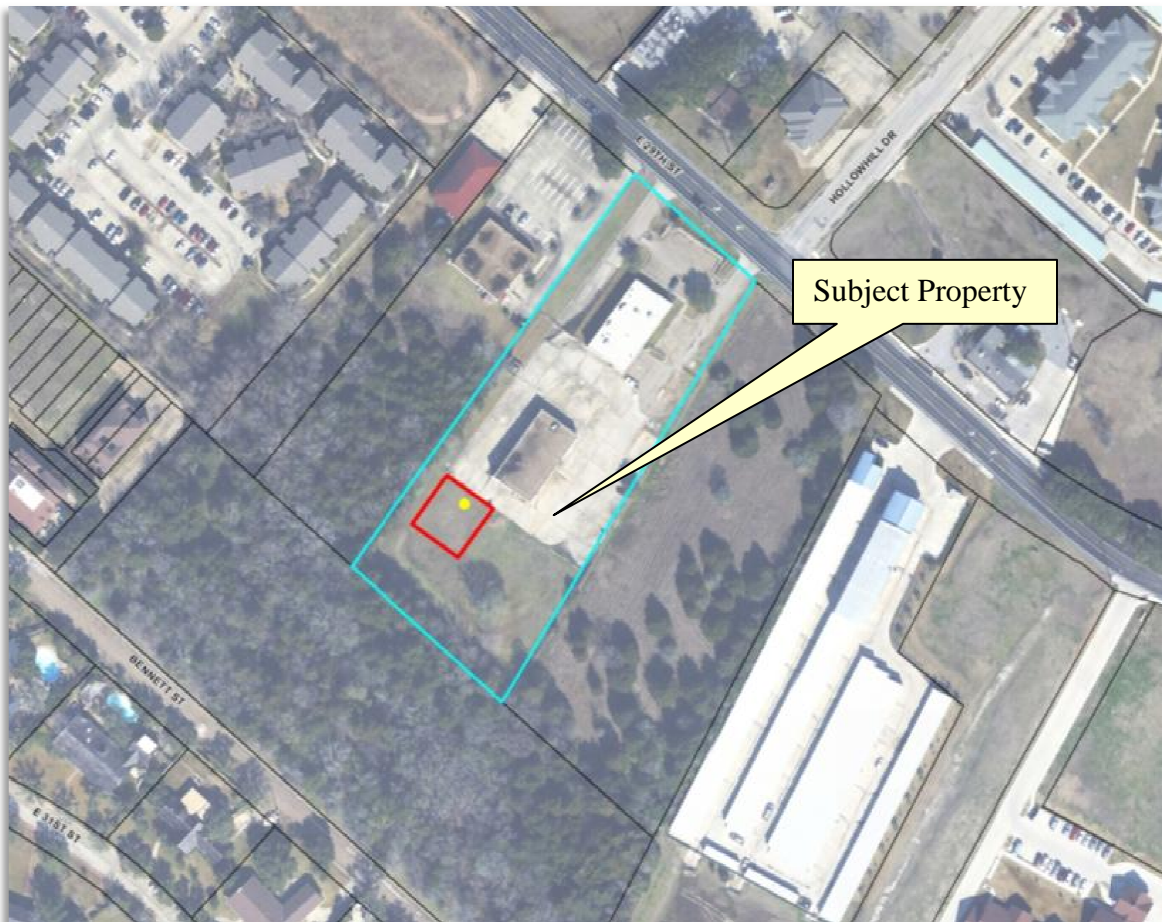
ZONING: Commercial District (C-3)

APPLICANT(S): Verizon Wireless

AGENT: Greg Gow, Foresight Communications

STAFF CONTACT: Michelle Audenaert, Economic Development Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat.



BACKGROUND:

This proposed final plat creates one commercial lot on 2.89 acres of land. A detention pond will be constructed at the southeast corner of this site through a development agreement with the City. At the rear of the subject property, five more feet of public utility easement are being dedicated with this proposed plat, to bring the rear easement for the existing sewer line to a total width of 15 feet.

On March 4, 2010, the Planning and Zoning Commission approved a Conditional Use Permit for a wireless telecommunication facility for this site subject to the condition that the CUP “not go into effect until the City of Bryan has approved a final plat encompassing the subject property.” This final plat fulfills that required condition.

RECOMMENDATION:

The proposed final plat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.